



Agenda Item Introduction

Council Meeting Date: 1-11-22

Name: David Larson

Agenda Item: RV Park Cabins

Background: During the City Council Meeting on December 7, 2021, RV Park owner McKay Winkel requested to change the style of RV Park Cabins they will install in the park. The Council considered the request and ultimately continued the item and tasked staff with looking into how the change request would affect the floodplain and fire protection for the park. Staff has worked to understand both issues and has determined the following:

The potential style change does not impact the floodplain. Structures built in a floodplain must be built at least one foot above the floodplain level to obtain a floodplain certificate. The style of building will not impact the obtaining of a floodplain certificate; only the elevation will determine that.

The potential style change necessitated a reevaluation and recalculation of fire flow in the water lines. There has been a delay in the testing of the line and so all information is not available at the time of publication of this item introduction. Additional materials will be provided as they are finalized so the Council can fully consider the request.

ADDITIONAL INFORMATION

Fire flow tests were performed on the water system by a third party company to determine the amount of additional square footage of permanent structures that the project could handle and still meet fire code. It has been determined that all cabins could become the new style and still meet necessary fire flow levels.

The requested style change can be accommodated from both the floodplain and fire flow perspectives. The Council retains the ability to evaluate the request in

terms of all other considerations and determine whether to allow the style change or deny the request and keep to the original design.

Summary: Determine whether to allow the change in RV Park Cabin style

SAMPLE MOTION LANGUAGE

Approve – Move to approve the request and allow McKay Winkel as the owner of the RV Park to utilize the new cabin design.

Approve with amendments – Move to approve the request and allow McKay Winkel as the owner of the RV Park to utilize the new cabin design, with the following amendments:

- *List amendments*

Deny – Move to deny the request and have McKay Winkel as the owner of the RV Park maintain the original plan for cabin design.